



Conservation Area Appraisal

Menston



This appraisal reviews the Menston Conservation Area Assessment, which was undertaken in 2003. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Menston Conservation Area will be undertaken by June 2012.

June 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have taken place in the conservation area over recent years.

The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making in the future.

The Government requires that all conservation areas have an up-to-date conservation area appraisal.

An up-to-date appraisal is one that has been undertaken within the past five years.

The following work has been done to deliver this conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (see 'Current Condition' on page 5).
- An assessment of the issues facing the conservation area at present (see pages 6 and 7) .
- The survey and update of map data relating to the conservation area (see pages 8, 9, 10 and 11).
- A review of the appropriateness of the conservation area boundary (see page 13).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (see pages 11 - 13).
- The formulation of management proposals for the area (see page 15).

What is a Conservation Area?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Menston Conservation Area was designated in 2004 following a period of assessment and consultation with local residents. The conservation area boundary was designated by the Shipley Area Planning Panel and Shipley Area Committee on the 30th March 2004. Conservation area designation brings with it extra controls. These controls cover:

- demolition of buildings;
- minor developments such as porches, extensions, satellite dishes and boundary walls; and
- works to trees.

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

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Contacts & Further Information

Design and Conservation Team
8th Floor, Jacobs Well,
Manchester Road
Bradford BD1 5RW

Telephone:
(01274) 434605

Fax:
(01274) 433767

e-mail:
conservation@bradford.gov.uk

Webpages:
Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

Listed Buildings:
www.bradford.gov.uk/listedbuildings

Background and Brief History

Menston Conservation Area boundary essentially covers the old settlement of Menston which retains elements from various stages in its early history and development. The following timeline briefly summarises its development.



Methodist Church built in 1826 in order to cater for the growth in Methodism.

nineteenth century. The School House was built c.1800 and the original Wrose Bull Pub c.1838.

18th century

Menston remains a small and self contained agricultural community. A number of farmsteads are thought to have centred on the junction at Main Street, Derry Hill and Burley Lane.

19th century

Menston experienced unprecedented changes during the Industrial Revolution which transformed the small agricultural based settlement into a thriving

community. Many new buildings were built to accommodate the increasing population; these included the first National school which opened in 1873 on Burley Lane, as well as domestic properties covering the core of the present Conservation Area. The growth of Methodism saw the first Methodist Chapel built in 1826 with a larger Chapel built in 1886 alongside the original building. This building is still in use today. Low Hall was completely rebuilt in 1876, and little of its original fabric remains today.

20th century

The village rapidly expanded after the Second World War which saw many new housing development encroaching on green fields around the village, in particular around the station area.

971 A.D

Menston was one of a number of farming communities that had settled and developed along the Wharfe Valley, and along with Ilkley, Burley-in-Wharfedale and Otley formed the Wapentake of Skeyrack. Until the 15th century Menston became a separate manor held within the feudal estate of Archbishop of York. Menston was mentioned in the Domesday Book of 1086.

Mid 17th century

Two manor houses were built, namely Menston Old Hall (now Fairfax Hall) and Low Hall.

19th century

Unlike many other settlements, Wrose experienced very little expansion during the industrialisation era with few buildings dating after the mid-

Key Characteristics

The following summarises the key elements of the character of Menston conservation area:

- Organic development based around junction of Main Street, Derry Hill and Burley Lane;
- Strong group value of buildings and spaces;
- Good examples of local vernacular and ecclesiastical buildings;
- Traditional, natural building materials;
- Mix of buildings and land uses;
- The form, width and orientation of the streets and paths;
- Natural elements such as trees and open spaces complement the fine grain of the buildings.

*Right: Well detailed house.
Below: Street scene showing a good use
of natural building materials.*





*Top right: Traditional timber sash windows and panelled door.
Top: View to Burley Lane showing the historic street layout with minor alterations.
Middle: Predominance of two storey developments.
Above: Traditional stone flags still remain in certain areas.*

Summary of Important Features and Details

Features and details contribute to the essential character of the conservation area:

- Local sandstone for structures;
- Predominance of two storey development;
- Stone slate on earlier buildings; blue slate for later nineteenth century and early twentieth century roofs;
- Timber (for features such as windows, doors, and some gutters);
- Cast iron (for the limited number of railings and gates);
- Historic street layout with minor alteration to some streets;
- Stone sets and flags for limited areas of surfacing;
- Trees and natural elements.

Current Condition

AUTHENTICITY 80%

- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches and bay windows. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential and retail buildings constructed prior to 1956 are scored.
- 51 properties were assessed for the purpose of the study; this is 91% of all properties within the conservation area.
- The 9 listed buildings had an average rating of 83%.



A breakdown of the authenticity assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats.

Strengths

- A high quality built environment
- The authenticity score of 80% for the conservation area as a whole is higher than most other conservation areas surveyed in the district so far.
- The majority of buildings retain a significant number of features and details.
- Stone is used as the principal building material and is used as roofing material on the majority of the buildings. This gives the conservation area a strong sense of place.
- The area retains a distinct village character through a mixture of buildings and land uses, busy cores and quiet outer areas.
- Buildings on the important thoroughfares of Main Street and Burley Lane retain a great deal of traditional character.
- The majority of Listed Buildings retain high levels of features and details.
- There are a high number of buildings which have been identified as being key unlisted buildings.
- The extension of Menston Methodist Church demonstrates good quality new design within the conservation area.
- Street pattern has changed very little.
- Lack of modern engineering to some streets.
- The retention of groups of trees around Fairfax Hall and St Johns Church to the north contributes to the natural appearance of the conservation area.



Traditional height chimney and sash detail

Weaknesses

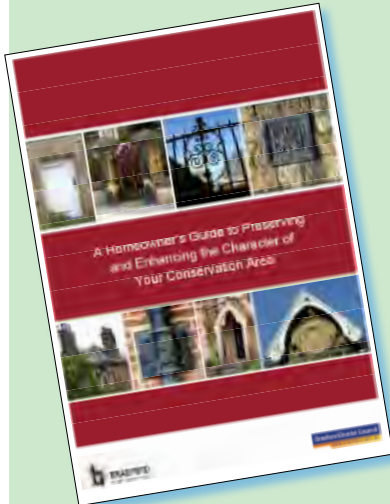
- Traditional windows and doors and rainwater goods make an important contribution to the character and appearance of a building but most have been removed.
- The areas surrounding the two public houses on Main Street are very bland and negatively detract from the character of Menston.
- Incremental loss of commercial activity in the core area of Main Street through changes of uses, mainly to residential uses.
- High proportion of modern engineering to main thoroughfares and streets.
- A number of new developments within the conservation area and on the periphery fail to uphold the character of Menston.



Inappropriate pointing and windows

Opportunities

- Improved decision making by stakeholders (the Planning Service, Highways, property owners and utility companies).



- The Repair and Maintenance Guidance document should help property owners make better informed decisions.
- The Shopfront Guidance should improve the quality of new shopfronts and signage.
- Use of planning enforcement to address unauthorised works to buildings and trees.
- Explore the possibility of introducing an Article 4(2) direction to protect key features such as stone slate and slate roofs, chimneystacks or windows.



Traditional features well maintained

Threats

- Incremental loss of traditional features and details from buildings in the conservation area.
- Uninformed decision making that detracts from the special character of the area.
- Loss or reduction in commercial activity on Main Street due to changes of use to residential dwellings.
- Loss of historic street surfaces and traditional character of public realm.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highways management, and trees.



Loss of historic street surfaces

Menston Conservation Area

Character Contributions



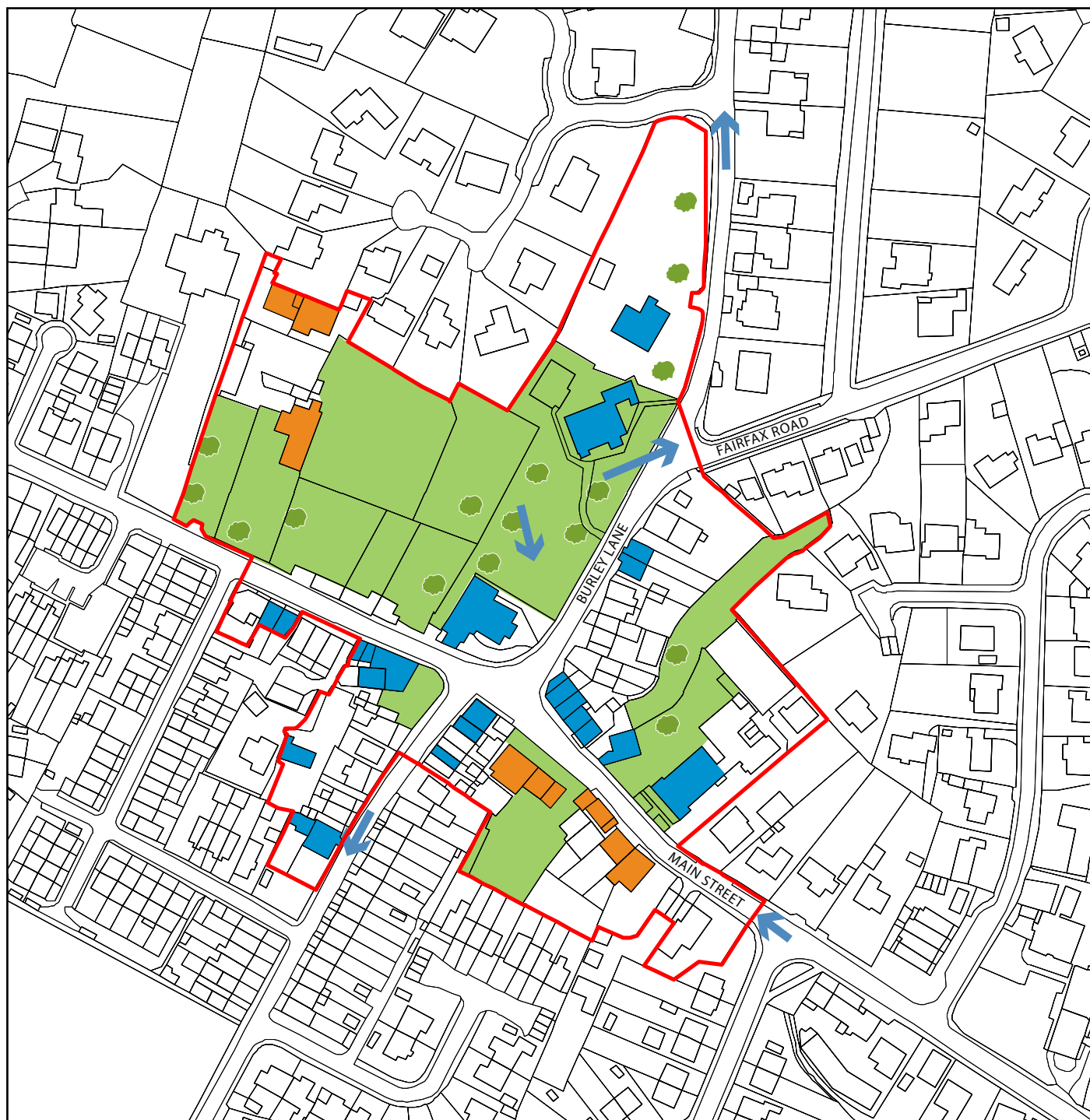
Key

- Conservation Area Boundary
- Areas providing a **positive** contribution to character
- Areas providing a **negative** contribution to character
- Areas providing a **neutral** contribution to character



NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Menston Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



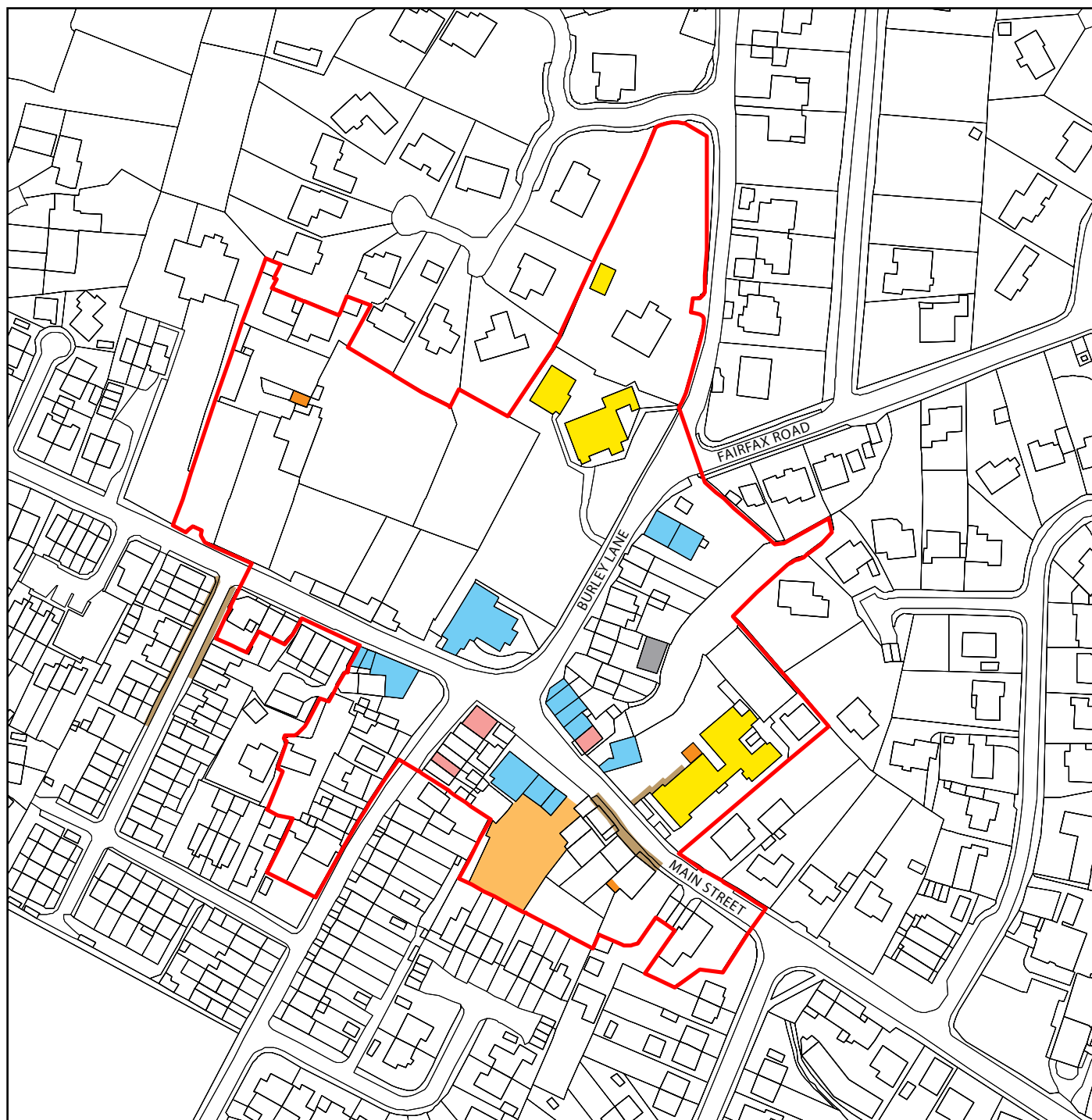
Key

| | | | |
|---|----------------------------|---|-----------------------|
|  | Conservation Area Boundary |  | Listed building |
|  | Key open space |  | Key unlisted building |
|  | Important tree(s) | | |
|  | Key view or vista | | |










NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Menston Conservation Area

Land Use and Highway Materials



Key

| | | | |
|--|--|---|----------------------------------|
|  | Conservation Area Boundary |  | Stone setts / Flags |
|  | Retail / Commercial building |  | Un-surfaced / Partially surfaced |
|  | Change of use |  | Tarmac/Concrete |
|  | New development |  | Other non residential building |
|  | Ecclesiastical / Education / Public building | | |

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2003 are detailed below.

Changes affecting the Conservation Area

New Development



A single storey modern side extension has succeeded in complementing **Menston Methodist Church**. Its good design has been achieved by its suitably subservient appearance, and use of appropriate scale, proportions and materials which allow the structure to blend in rather than competing.

POSITIVE IMPACT



Listed Building Consent was granted in 2007 for the installation of six solar thermal collectors onto an attached outbuilding at **Fairfax Hall**. These panels cannot be seen from a highway, and are suitably placed on an outbuilding therefore do not have a direct impact on the conservation area.

NEUTRAL IMPACT



35 Main Street was granted planning permission in 2004 for the change of use from residential to business office at ground level. It is unknown as to whether this development has been carried out as there are no evident signs of this change.

NEUTRAL IMPACT (if residential) / **POSITIVE** (if now business to ground floor)



28 Main Street received a grant of planning permission in 2003 for the change of use from ground floor shop premise to residential with no external alterations. This development has been carried out and has resulted in the removal of the traditional shop front detail which has significantly altered the character and appearance of this building.

NEGATIVE IMPACT

Lesson: In the future, decisions on similar buildings should incorporate traditional features within a residential use to maintain the character and appearance of the area.

7 Derry Hill received a grant of planning permission for change of use from a shop to residential flat in 2006. The retention of the traditional shop front detail will maintain the character of the building and the wider area.

NEUTRAL IMPACT



Low Barn, Burley Lane received a grant of planning permission for change of use to offices in 2004. There have been little or no external alterations with this development.

NEUTRAL IMPACT



Buildings

There are little or no vacant or underused buildings within Menston.

Boundary

- As part of this appraisal, the area covered by Dicks Garth Road, Walker Road and Derry Hill has been assessed for possible inclusion within the Menston Conservation Area.
- An authenticity survey of this area highlighted that there is a 75% survival rate of traditional features and details to 63 properties.
- It is recommended that this area is reassessed in 2009, as previously scheduled, to determine if it warrants inclusion into the Menston conservation area.
- The boundary has been reassessed and no changes are proposed at this time.

Works to Highways

There do not appear to have been any additional works to the highways above and beyond general maintenance since the last assessment.

Trees and Open Space

There has been no significant loss of open space or trees within the conservation area.

NO CHANGE / POSITIVE



Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate signage and satellite dishes on front elevations. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on repair and maintenance of historic properties will be made available.

Inappropriate clutter on a building that detracts from the street scene



Inappropriate windows both in detail and materials

Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the Conservation Area, by ensuring that the Council and the community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- improve service delivery.
- raise awareness and understanding about the special character of the conservation area.
- improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

The objectives of the Management Proposals are based on the issues identified in the Menston Conservation Area Assessment and prioritised by members of the community who took part in the Menston Conservation Area Assessment public consultation.

| | Objective | Actions | Timescale |
|----|---|--|---|
| 1 | Design and Conservation Team to maintain contact with the local community | <ul style="list-style-type: none"> Yearly newsletter about conservation area issues Design and Conservation website to be made as informative, user friendly and up-to-date as possible | Yearly 2007 - 2013 |
| 2 | Improved communication between Council officers and key external partners with an interest in the conservation area | <ul style="list-style-type: none"> Formation of a conservation area forum Workshops | Monthly As required |
| 3 | Improve the quality and amenity value of the public realm, open spaces and highway materials in Menston | <ul style="list-style-type: none"> Closer working relationship between Design and Conservation and other Council Departments Production of design guidance for the enhancement of the public realm | Continual As resources permit |
| 4 | Retain the traditional scale, proportion and character of the shopping /business areas in Menston | Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. | Publish in 2007 and review periodically |
| 5 | Preserve and enhance features and details that contribute to the character of Menston conservation area | <ul style="list-style-type: none"> Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. | Publish in 2007 and review periodically |
| 6 | Promote good quality new development | <ul style="list-style-type: none"> Produce guidance on appropriate sympathetic design to suit the character of the conservation area. Production of design briefs where appropriate | 2007 - 2013 as resources permit |
| 7 | Monitor Planning Applications to add value to the historic environment | <ul style="list-style-type: none"> Design and Conservation Team to work more effectively within the wider planning department | Continual |
| 8 | Address illegal works to listed buildings and unauthorised development | <ul style="list-style-type: none"> Liaison between Design and Conservation Team and Planning Enforcement Team | Continual |
| 9 | Retain important trees | <ul style="list-style-type: none"> Liaison between Design and Conservation Team and Trees Team | Continual |
| 10 | Monitor change loss/gain and feedback to local community and Council officers working in the conservation area. | <ul style="list-style-type: none"> Design and Conservation Team to review Menston Conservation Area every five years in line with Best value indicators 219a | Review by June 2012 |

